

**OFFICE OF THE MAYOR
TULSA, OKLAHOMA**

Executive Order No. 2025- 03

ESTABLISHING PRIORITIES RELATED TO HOUSING

WHEREAS, the March 2023 Citywide Housing Assessment determined that 12,900 housing units are needed for populations across all income levels over the next 10 years, and that \$370 million in investment is needed in addition to private market investments; and

WHEREAS, the Mayor and City Council established a Housing, Homelessness and Mental Health Task Force, which issued its Path to Home Recommendations, including 4 goals and 33 actions to address community needs; and

WHEREAS, the lack of affordable housing, cost-burdened renters, and a housing stock shortage resulted in the City of Tulsa ranking 11th for highest eviction rates in the country; and

WHEREAS, the number one cause of homelessness is the lack of affordable housing; and

WHEREAS, Tulsa needs 6,250 housing units to support low-income residents and 46% of Tulsa renters reported being cost-burdened, meaning they spend more than 30% of their income on housing; and

WHEREAS, Smart Growth America conducted a study of Tulsa's development processes, zoning regulations and permitting practices and issued recommendations to improve all three; and

WHEREAS, the Improve Our Tulsa 3 (IOT 3) program, approved by voters in August 2023, includes \$75 million for Housing Initiatives.

NOW THEREFORE, BY VIRTUE OF THE POWER VESTED IN ME AS THE MAYOR OF THE CITY OF TULSA, OKLAHOMA, IT IS HEREBY ORDERED:

SECTION 1. PURPOSE. The purpose of this Executive Order is to establish housing as a priority for the City of Tulsa, set forth goals to address the housing shortage and improve the housing environment, and foster collaboration among residents, City departments, and community partners.

SECTION 2. GOALS. The Mayor has set goals of a) increasing affordable housing stock by 6,000 units by 2028, b) reducing blighted properties by 60% by 2028, c) reducing Tulsa's eviction rate, and d) reducing the cost burden taken on by developers to produce more affordable housing.

SECTION 3. CREATION OF HOUSING ACCELERATION TEAM TO PILOT PERMITTING, INSPECTION, AND ZONING IMPROVEMENTS. In order to more efficiently and effectively review and approve building permits, inspection requests, and zoning applications, the Mayor created a Housing Acceleration Team from within existing departments in City Hall. The team will prioritize specific building permit, inspection, and zoning applications and regularly meet and discuss progress and future changes to the processes. This will allow for centralizing and streamlining development and zoning functions, allowing for a singular reporting structure and consistent goals, procedures, policies, and accountability related to real estate development. The goal is to learn from the process and develop more permanent improvements to all building permit, inspection requests, and zoning applications.

SECTION 4. REQUEST FOR INFORMATION RELATED TO IOT 3. In the coming weeks, the Mayor will issue a Request for Information to learn more about the scope and type of applications that may be submitted requesting funding from the IOT 3 program. This will assist City staff in determining whether to issue bonds to obtain funds sooner and if bonds are issued, how best to apply those funds to the programs approved by City Council.

SECTION 5. HOUSING PERMITTING TRACKER. In the coming weeks, the Mayor will present a publicly-available source where the issuance of building permits and Certificates of Occupancy will be tracked to help identify progress towards the Mayor's goals.

SECTION 6. COMMUNITY BUILDER PROGRAM. In the coming months, the Mayor will establish a Community Builder Pilot Program to encourage housing rehabilitation efforts by partnering with and rewarding developers. This will assist in turning vacant, abandoned, and blighted properties back into usable housing by eliminating some of the challenges involved in that process and incentivizing property owners.

SECTION 7. IMPROVE OUR TULSA 3 IMPLEMENTATION. In the coming months, the Mayor will present a plan for the implementation of the Improve Our Tulsa 3 funds, including leveraging the \$75 million to the maximum extent possible, and the most efficient administration of the funds, based on the overarching principles identified by Resolution 20376 Defining Program Areas and Target Funding Levels for the Allocation of \$75 Million in Housing Initiatives Funding in the Improve Our Tulsa Program.

SECTION 8. EFFECTIVE DATE. This Order shall take effect on the 24th day of February, 2025.

Dated this 24th day of February, 2025.

Mayor



FEB 24 2025

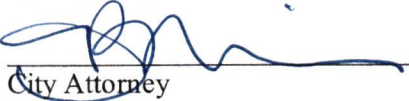
Date

ATTEST:



City Clerk

APPROVED:



City Attorney

